

WASHINGTON, D. C., SATURDAY, JUNE 28, 1919

## REAL ESTATE BOOM ON IN GREAT FORCE

Dealer Asserts It Is First One  
Not Caused by Realty  
Men Themselves.

Washington is in the grip of the first solid real estate boom that was not caused by real estate men themselves, according to James Lampton, a local real estate man, who speaks the sentiments of several other big operators.

The boom has come with such force and is so engulfing that real estate men are endeavoring to keep up with the boom, rather than trying to keep

the boom in advance of them. "It's too big for us," is the story of practically every big real estate man in the city. "We have no influence over it."

Instead of the frenzied buying of property general here about this time last year, today the investor is seeking something stable and enduring. Instead of wild, speculative buying, according to real estate authorities, which was the case during the war time, when property was tight and investors thought that they "just must have a home or building site," the pendulum has swung back to the permanent investor, judiciously seeking a solid "buy," and intending to improve it.

As a result of this Washington real estate is becoming more and more stabilized. Homes are being bought after careful selection, according to operators, and improvements steadily are being made.

### Stabilizing Conference Help Seen.

One of the causes to which is ascribed the present situation is the "stabilization conference" held several weeks ago in the District building, at which bankers, material men, builders, contractors and representatives of building trades labor men met on a common basis and threshed

out the situation. The stagnation feared at the cessation of hostilities and shut-off of further government building operations is thought to have been offset by the new situation arising. The channels of local commerce and industry are turning from a war to a peace basis. Prices remain high in all lines, and at the "stabilization conference" it was held by representatives of industries entering into building that prices would at least remain the same for another year.

A disposition was shown by all sides to compromise with one another if a drop in the market came, thus continuing the stabilized condition in the face of dropping costs.

Neither is fear of a drop in prices held by real estate operators. Predictions are general that the present prices will remain in effect for some time, and that it will be many months before any sort of a drop takes place.

## PRINCE KARL APARTMENT HOUSE BRINGS \$65,000

Property at 1901 K Street Sold  
by Local Broker to Out-of-  
Town Investor.

The Prince Karl apartment house at 1901 K street was sold during the past week by Charles D. Sager, realty broker, to an out-of-town investor for a price reported to be \$65,000.

The structure contains sixteen apartments of four, five and six rooms.

## ROCKVILLE FARM SOLD.

ROCKVILLE, Md., June 28.—Farms in this county continue to change hands at fancy prices. The latest big transaction announced was the sale by Charles T. Brosius of Barnesville to Charles W. Nicol of Travilah of a farm of 314 acres near Barnesville. The price was given as \$28,000.



## A Beautiful Home Madison St. Near 16th

The picture speaks for its merit architecturally. A generously proportioned residence well located and reasonably priced.

Ten rooms; two baths; electric lights; screened throughout; metal weather stripping; large front and rear porches; deep yard; garage; wide alley; flowers and shrubbery.

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## An Attractive Home in Chevy Chase



A Handsome New Home east of Connecticut Avenue and rear Chevy Chase Circle; a lot 75x130 to an alley. The house contains eleven rooms, three baths, vapor heat, oak floors, large living room with open fireplace, expensive fixtures and decorations.

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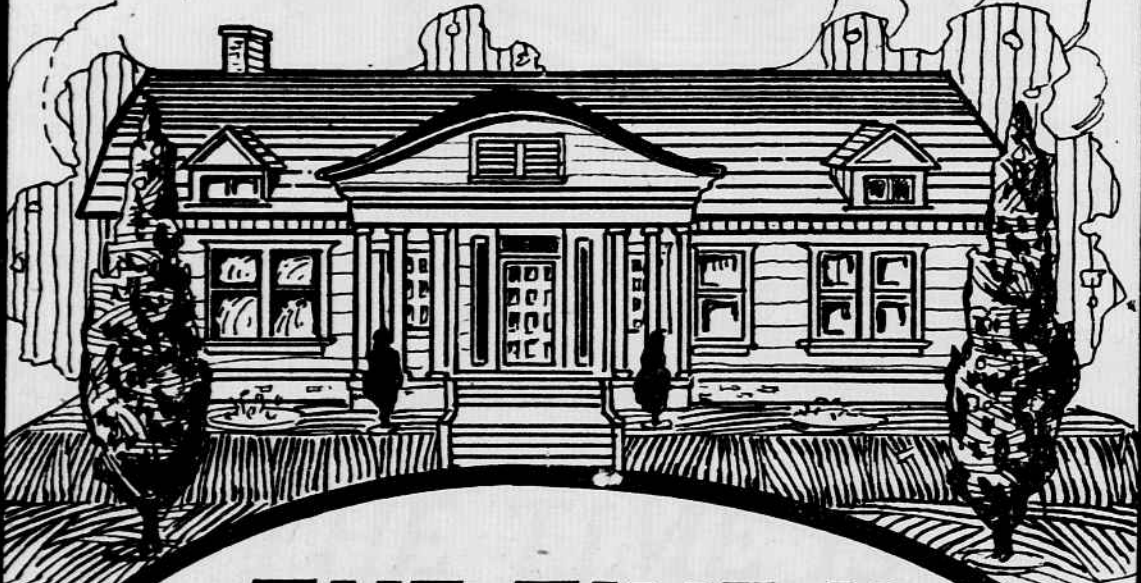
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## Downtown Business Properties For Sale

F Street Corner, North Side, West  
of 11th Street

An unusual opportunity; well rented to several good business firms. Nearly 4,000 square feet of ground. Three-story brick building. \$210,000.

G Street, West of 11th

Not far from Palais Royal, Woodward & Lothrop. Heavy foot traffic location. Four-story brick; lot, 23x82; early possession. \$65,000.

### Opposite Masonic Temple

An offering at low price in a location of increasing value. A strategic buy with great possibilities. Four-story brick building; deep lot to alley; \$30,000.

### A Good Corner

One square from Woodward & Lothrop's. An excellent investment and a good future prospect. Five stores, well rented; \$52,500.

### Garage or Service Station Location

Central location, on street with heavy machine traffic. Open on three sides. A situation where you can pull business. Size of lot 47x132; over 5,500 square feet; \$25,000.

### H Street, Near 11th

Well adapted for business purposes; recently remodeled; up-to-date front; well lighted, spacious showroom. Three-story brick; \$16,000.

### 10th Street Near F

Excellent location for retail or wholesale business. Section of heavy advertising; \$30,000.

### 14th Street Near Eye

In the path of the uptown business movement. A real opportunity to obtain a good investment and a future value increase. A modern business building, under good rentals—showing excellent returns; \$30,000.

See us at once in regard to these properties and obtain full information.

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Realtors

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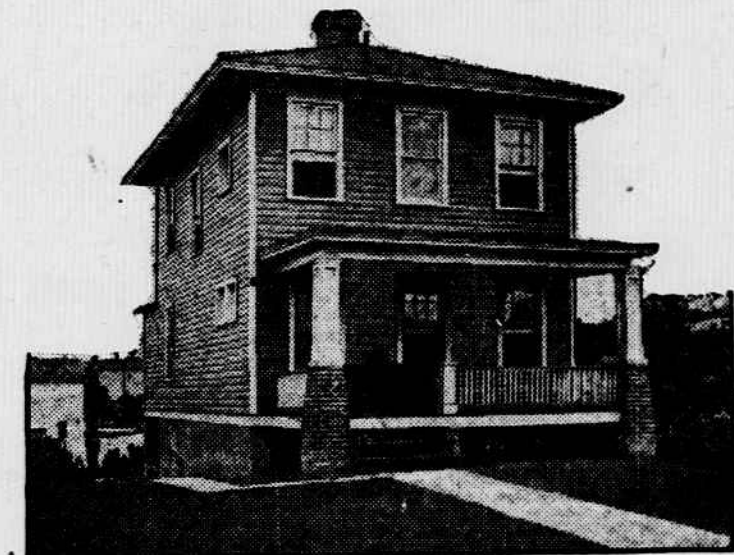
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Come Out Sunday

Take H street cars marked "District Line," get off at 48th street northeast. Walk south two blocks into GLENDALE, D. C. Representative on property every day and Sunday until dark.

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